



## Request for City Council Committee Action from the Department of Public Works

**Date:** August 5, 2014

**To:** Honorable Kevin Reich, Chair Transportation & Public Works Committee

**Subject:** **Construction Management Services for Nicollet Mall**

**Recommendation:**

Authorize staff to issue a Request for Proposal to solicit proposals from qualified vendors for a construction manager for the Nicollet Mall Redesign and Reconstruction Project.

**Previous Directives:**

June 17, 2014 - Authorize staff to initiate a process to select a construction manager for the Nicollet Mall.

**Department Information:**

Prepared by: Jennifer Swanson, Public Works Interagency Coordinator, 673-2529

Approved by: \_\_\_\_\_

Steven A. Kotke, P.E., Director of Public Works

Presenter in Committee: Peter Brown, Project Manager Consultant

**Reviews**

Permanent Review Committee (PRC):	Approval	<u>X</u>	Date	<u>7/31/14</u>
Civil Rights Approval	Approval	___	Date	_____
Policy Review Group (PRG):	Approval	___	Date	_____

**Financial Impact**

Action is within the Business Plan

**Community Impact**

- A hub of economic activity and innovation: Businesses – big and small – start, move, stay and grow here
- Great Places: Natural and built spaces work together and our environment is protected

## **Supporting Information**

The City of Minneapolis is seeking proposals for a Construction Management Services "Consultant" for the project. Services will include pre-construction services such as review of the project design to date, cost estimating and advising on-site logistics, staging, and the sequencing of the construction work. The Consultant will be retained at the beginning of the Design Development ("DD") phase and will first review the Schematic Design documents including plans, technical information, and cost estimates to provide an independent cost estimate. The Consultant will advise the design team on the packaging and presentation of the construction documents, including a series of add and deduct alternates that will be used to evaluate options and control the final project budget. The Consultant will assist in the development of two bid packages: CD1 (site prep/utilities and 7<sup>th</sup> Street Bus Stops and related street and sidewalk modifications) and CD2 (the balance of the work). The Consultant will assist the design team and the City throughout the bidding and contract award process and will serve as Construction Manager throughout the construction phase.

## **Schedule**

The Consultant's scope of work will be based upon a three-phase project schedule of approximately 24-27 months, assuming a start in October of 2014. Detailed Design (Schematic Design, Design Development and Construction Documents) began in July 2014 and will be completed by the end of July 2015. There will be two packages: CD1 is an early site prep and utilities package that will go to bid in April 2015; and CD2 is the balance of the Construction Documents, that will go to bid in late summer 2015. Bidding and Award for CD2 will begin in July 2015 and contracts will be awarded and construction started in September 2015. Construction is expected to be complete by the end of 2016.

The Consultant will assist the City and the Design team in reviewing and validating the project plan, the design, the cost estimate(s), and in the packaging of the bid documents to ensure that the City obtains maximum value from its resources while at the same time ensuring that the vision of Nicollet Mall is realized to the highest level possible in terms of design and material quality.

Cc: CM Lisa Goodman, Ward 7  
CM Jacob Frey, Ward 3  
Mayor Betsy Hodges  
Kevin Carpenter, Finance Officer  
Steve Cramer, President, Minneapolis Downtown Council